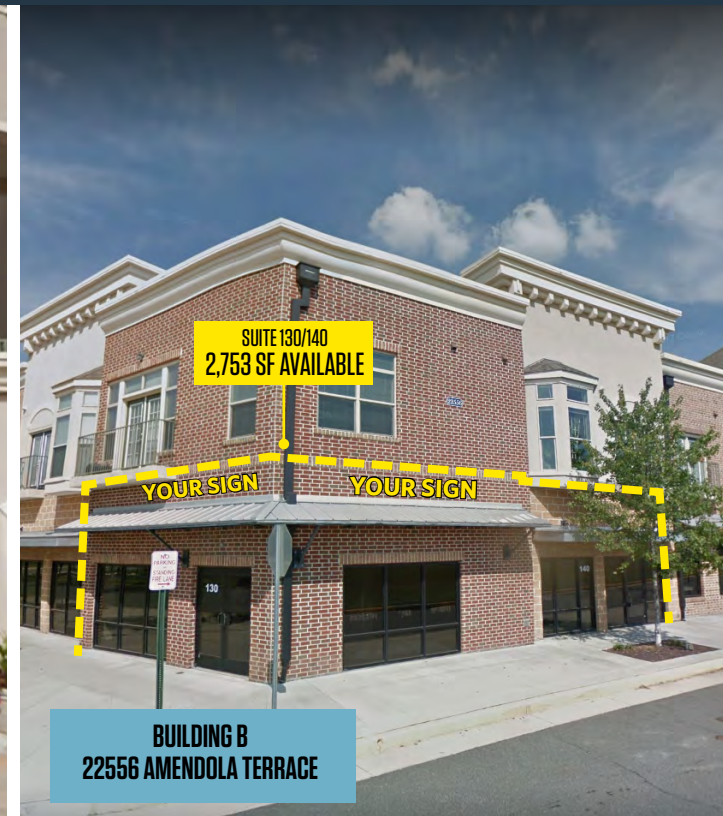
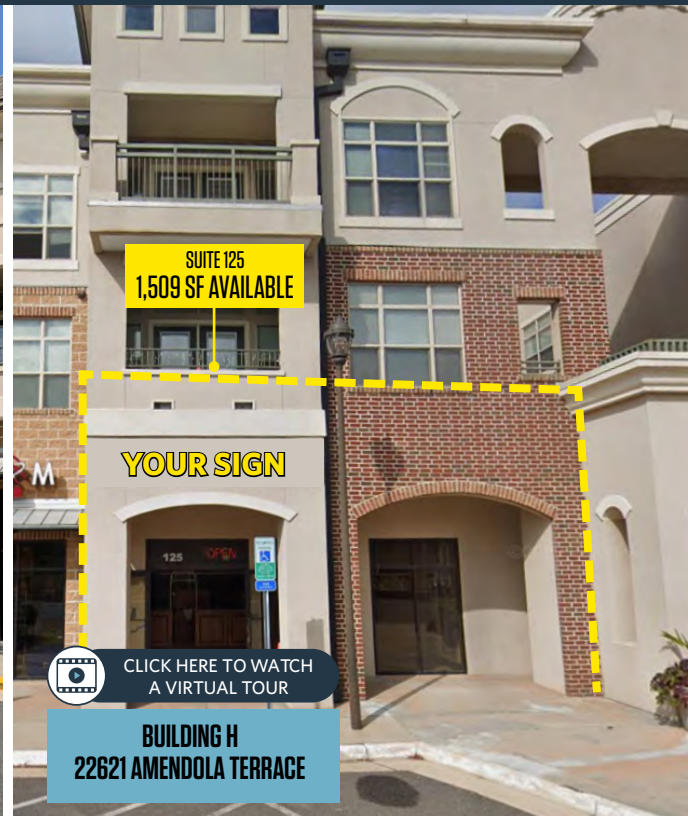




JOIN THESE RETAILERS:



- 2 miles away from planned Silver Line Metro.
- The Point at Ashburn is a 3-story luxury apartment complex offering 413 residential units.
- In the middle of Loudoun Counties major growth area with an average household income of \$200,703 (2019) within a 3-mile radius.

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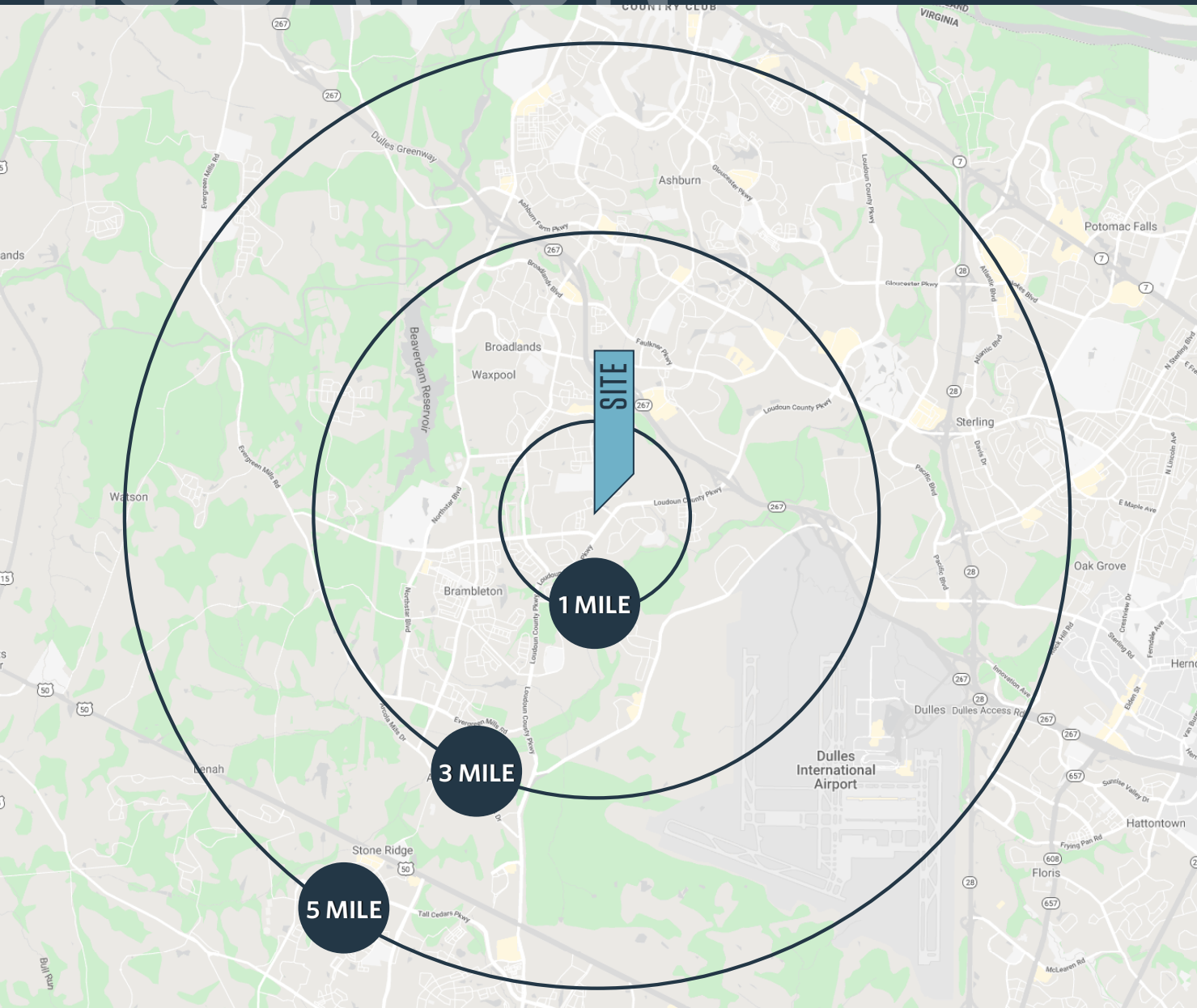
ALEX WILLNER

awillner@klnb.com | 703-268-2718

LOCATION

MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY



DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
13,712	77,724	162,993
Daytime Population		
1,097	17,395	61,138
Households		
4,159	24,622	53,584
Average HH Income		
\$210,695	\$224,085	\$208,482

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

Mooreview Parkway	1,706 ADT
Ryan Road	24,604 ADT
Loudoun County Parkway	25,140 ADT

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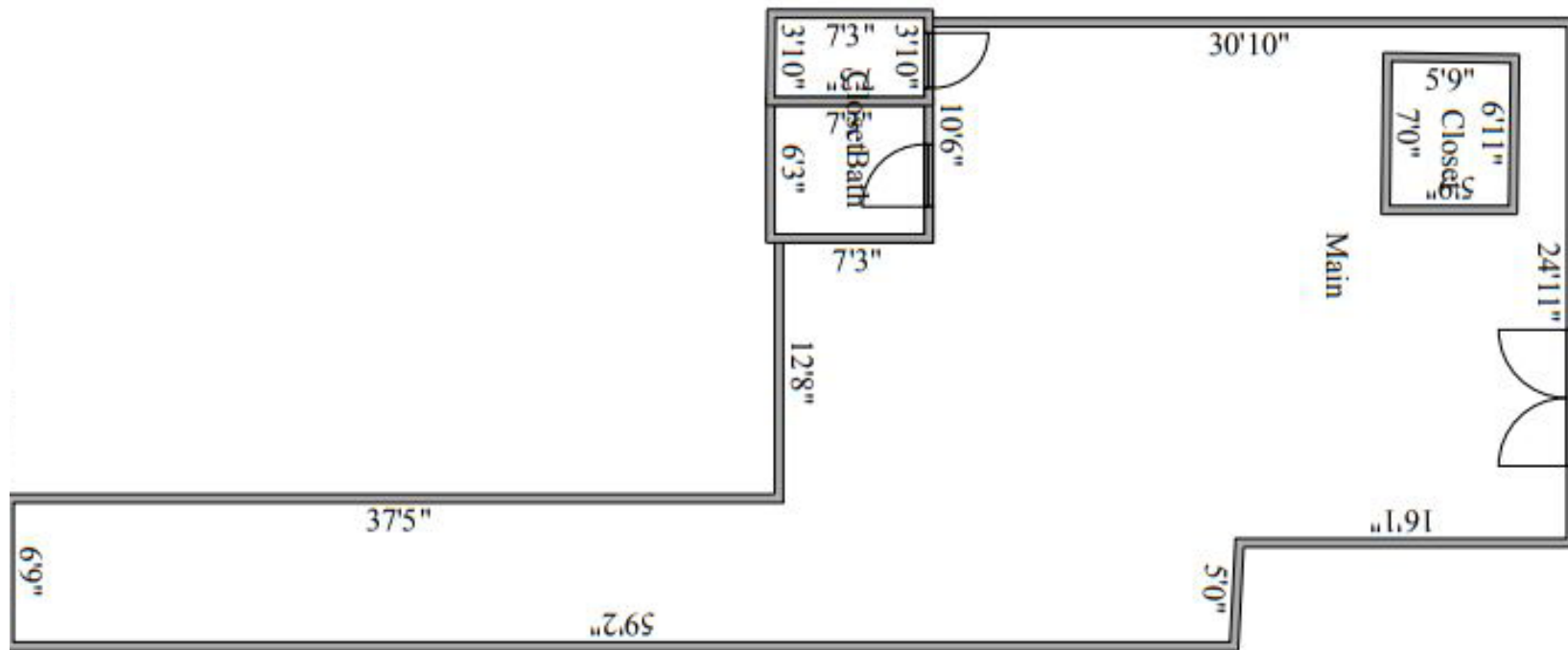
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SPACE PLAN

MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY

SUITE 125



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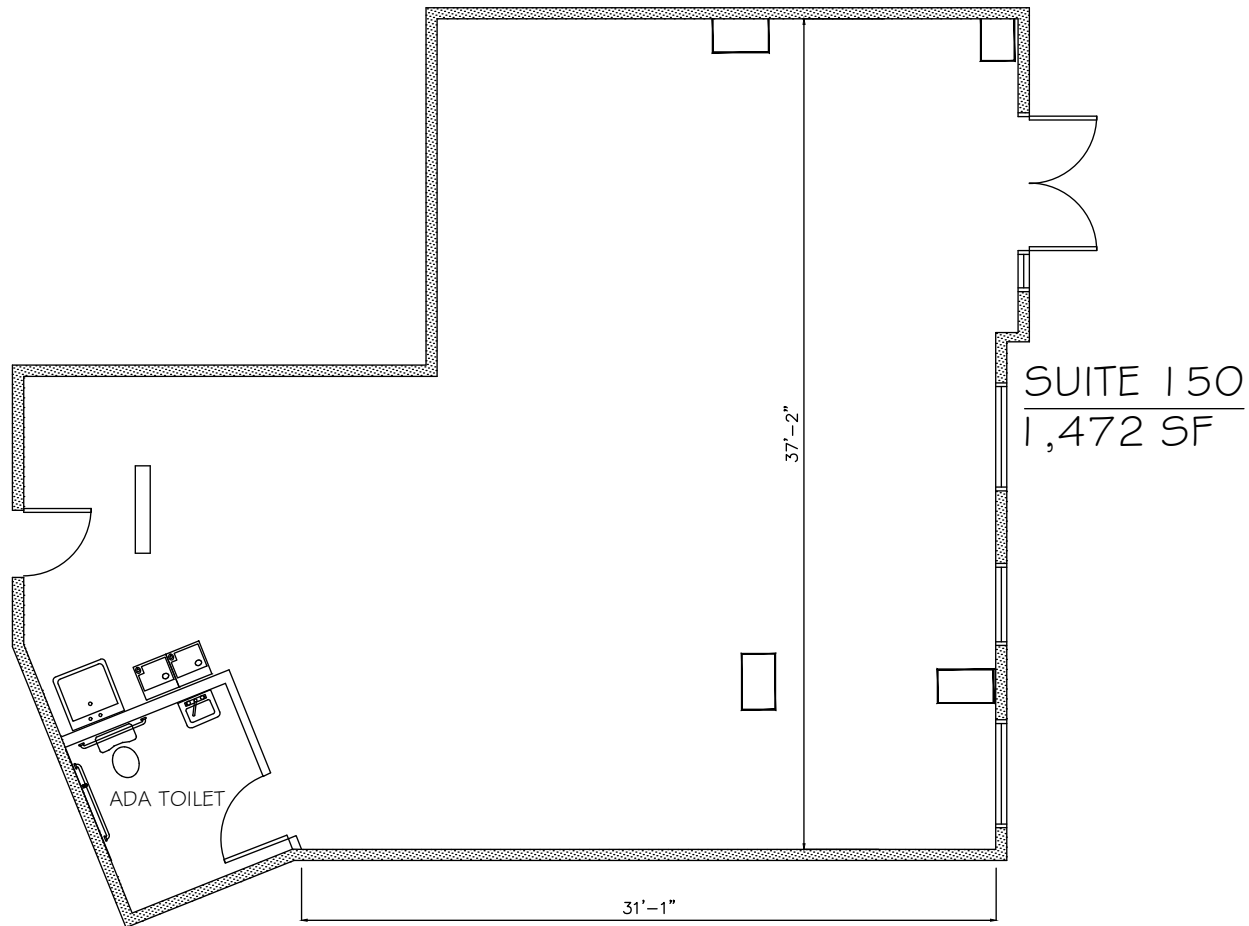
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SPACE PLAN | MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY

SUITE 150



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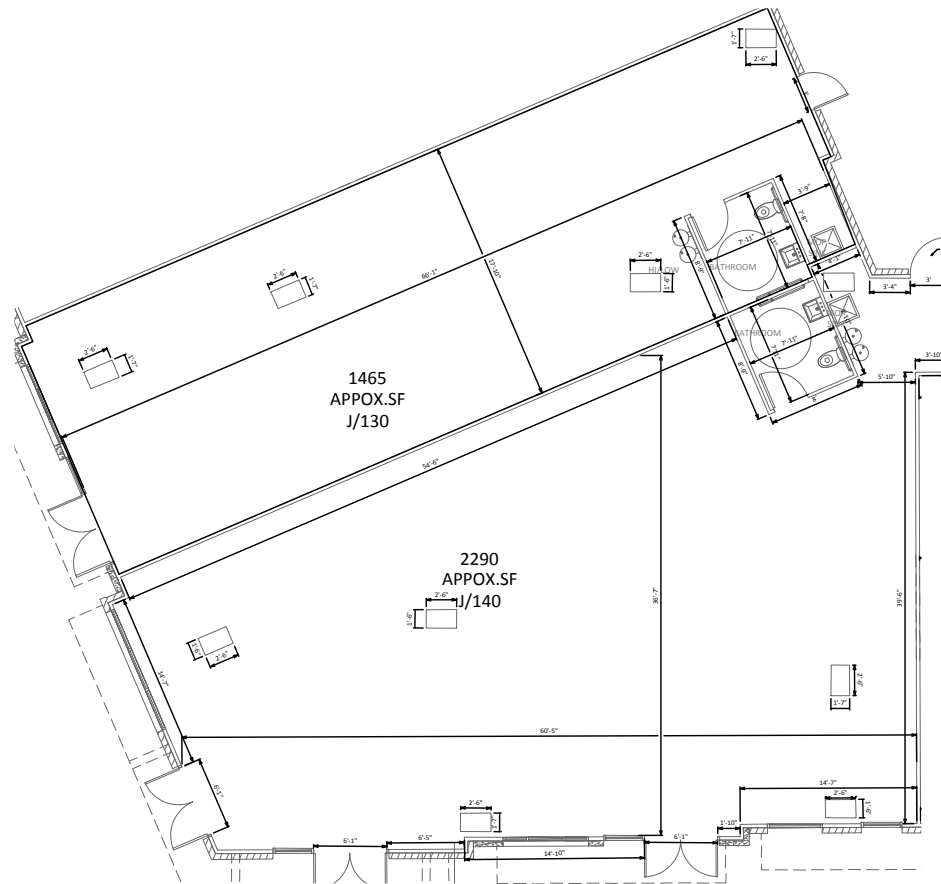
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SPACE PLAN | MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY

SUITE 130/140



AS-BUILT DIMENSIONS
TENANT SHOULD VERIFY ALL
DIMENSION PRIOR TO TENANT
DESIGN

**ARCHITECTURAL FLOOR PLAN
UNIT J/130-J/140**

NOT TO SCALE

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ALEX WILLNER

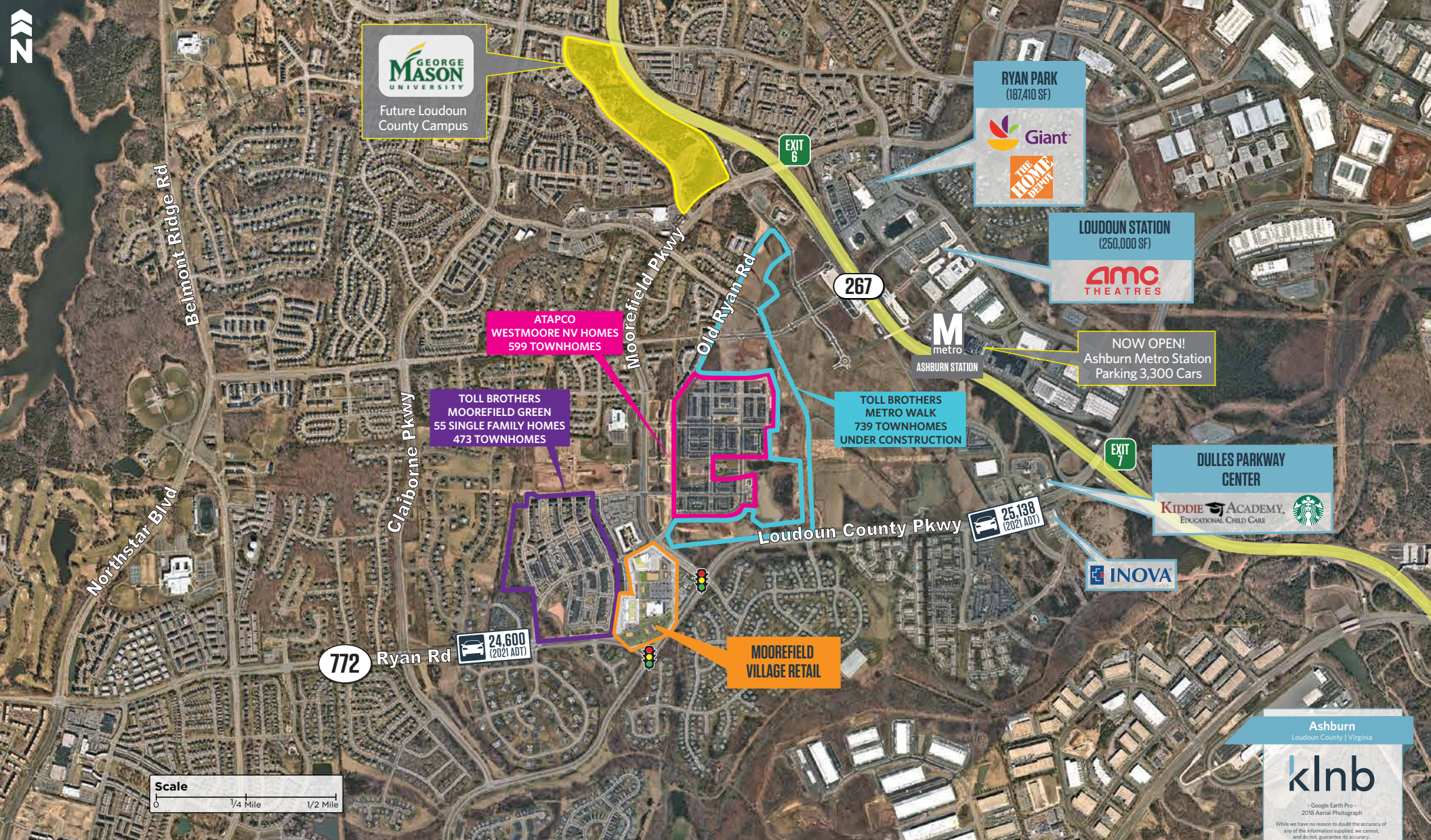
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SITE PLAN

MOOREFIELD VILLAGE RETAIL

22621 & 22556 AMENDOLA TERRACE, ASHBURN, VA 20148, LOUDOUN COUNTY



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Ashburn
Loudoun County | Virginia

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- Google Earth Pro -
2018 Aerial Photograph

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any of the information supplied, we cannot,
and do not, guarantee its accuracy.

AERIAL

MOOREFIELD VILLAGE RETAIL

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MOOREFIELD VILLAGE RETAIL

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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